



**THE CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT**

Date Of Notice: **December 13, 2001**

**NOTICE OF COMBINED FINDING OF NO SIGNIFICANT IMPACT/MITIGATED NEGATIVE  
DECLARATION AND  
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

City of San Diego  
Development Services Department  
LAND DEVELOPMENT REVIEW DIVISION  
1222 First Avenue, Fifth Floor  
San Diego, CA 92101  
(619) 446-5460

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of San Diego.

**REQUEST FOR RELEASE OF FUNDS**

On or about **January 22, 2001**, the City of San Diego WILL REQUEST THE U.S. Department of Housing and Urban Development (HUD) to release Federal funds under the Public Housing Fund Program (PHF), pursuant to Section 201 of the Omnibus Consolidated Rescissions and Appropriations Act (OCRA) of 1996 (PL 104-134) for the following project:

LDR No. 40-0508

Subject: Regional Transportation Center (LDR NO. 40-0508). DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) AMENDMENT, MID-CITY DEVELOPMENT PERMIT (MCD), CONDITIONAL USE PERMIT (CUP), SITE DEVELOPMENT PERMIT (SDP) PARCEL MAP (PM) , AND STREET VACATION. RELEASE OF HOUSING AND URBAN DEVELOPMENT (HUD) SECTION 108 LOAN GUARANTEE and ECONOMIC DEVELOPMENT INITIATIVE (EDI) PROGRAM FUNDING. The project proposes to develop a 1.39-acre site as a 40,347 square-foot Regional Transportation Center (RTC) complex with on-site parking for 133 cars. The purpose of the project is to introduce the concept of Alternative Fuel Vehicles (AFV) to the public. Conceptual plans for the facility include an AFV educational center comprised of an auditorium and orientation room, an AFV showroom and an AFV repair center within the building, with an alternative refueling station and demonstration kiosk located on the eastern portion of the site. The project site is located on the southwest corner of El Cajon Boulevard and 41<sup>st</sup> Street, north of the terminus of Central Avenue and east of the Interstate 15 Freeway/El Cajon Boulevard northbound off-ramp, in the City Heights Community of the Mid-City Communities Planning Area. The subject property is located within the Mid-City Communities Planned District and is zoned CN-1 (commercial node), CL-1 (commercial linear), CL-1T (commercial linear residential transition) and MR-100B Zone (multiple-family residential, maximum density of 43 dwelling units per acre

[du/ac][up to 54 du/ac on lots 10,000 square feet in size or larger]). The subject property is comprised of Lots 39-48, Block 27, Teralta Resubdivision of Blocks K and L, Map No. 1037; Portion of I-15 Freeway right-of-way; and portion of an alley to be vacated. Applicants: Pearson Ford and the City of San Diego Redevelopment Agency.

COMMUNITY PLAN AREA: Mid-City (City Heights)

COUNCIL DISTRICT: 3

### **FINDING OF NO SIGNIFICANT IMPACT**

The City of San Diego has determined that the project will have no significant effect on the environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) and/or an Environmental Impact Report under the California Environmental Quality Act as amended October 1998 (CEQA) is not required, and a combined Finding of No Significant Impact (NEPA)/Mitigated Negative Declaration (CEQA) was prepared. Additional project information is contained in the Environmental Review Record (ERR) on file at Land Development Review Division, Fifth Floor, 1222 First Avenue, San Diego, CA 92101 and may be examined or copied weekdays from 8:00 A.M. to 5:00 P.M.

To request this Finding of No Significant Impact/Mitigated Negative Declaration, Environmental Assessment/Initial Study and/or supporting documents in alternative format, call the Development Services Department at (619) 446-5460 immediately to ensure availability. This information is ALSO available in alternative formats for persons with disabilities. To request this notice in alternative format, call (619) 446-5446 or (800) 735-2929 (TEXT TELEPHONE). For environmental review information, contact Paul Hellman at (619) 446-5346. For information regarding public meetings/hearings on this project, contact Juan Baligad at (619) 446-5276.

### **PUBLIC COMMENTS**

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to Paul Hellman, City of San Diego Development Services Department, 1222 First Avenue, Fifth Floor, MS 501, San Diego, CA 92101. All comments received by **January 11, 2001** will be considered by Land Development Review prior to authorizing submission of a request for release of funds. Comments should specify which notice they are addressing.

### **RELEASE OF FUNDS**

The City of San Diego certifies to HUD that Bruce Herring in his capacity as Certifying Officer consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the City of San Diego to use Program funds.

### **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of funds and the City of San Diego's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of San Diego; (b) the City of San Diego has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR

Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to Environmental Clearance Officer, U.S Department of Housing and Urban Development, 611 West 6<sup>th</sup> Street, Los Angeles, CA 90017. Potential objectors should contact HUD to verify the actual last day of the objection period.

Bruce Herring  
Deputy City Manager  
City of San Diego  
202 C Street, Ninth Floor  
San Diego, CA 92101